

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
REGULAR MEETING
JANUARY 28, 2016 7:30 pm

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Sullivan, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Siburn,
Mr. Nappi, Mr. Delia, Mr. Sylvester and Mr. Mustacchi

Mr. Bernstein, Board Attorney

Oath of Public Officers – Newly Appointed Members

Robert Miller -- 4-year term to end 12/31/2019

Roll Call:

Applications for Review:

App.#1-16: Ronnie & Emilie Nieves, 25 Liberty Ave., Block 2004, Lot 2 (R-15 Zone)

The application #32-14 for additions to the house was approved by the Board of Adjustment on May 28, 2015, and memorialized by Resolution on July 23, 2015. A new application is being submitted due to a change in plans which calls for demolishing the existing house and constructing a new home on the lot. Variances are needed for a) insufficient front yard setbacks on both Wardle and Liberty Avenues (corner lot); b) rear yard setback; c) building coverage and d) total lot coverage. Nonconforming issues include lot area and lot depth.

**App.#26-15: New York SMSA Limited Partnership d/b/a Verizon Wireless,
200 Connell Drive, Block 4301, Lot 1.011 (OR-B Zone)**

Applicant is seeking to construct a wireless communications facility on the roof of the office building located at 200 Connell Drive. The facility will consist of twelve panel antennas arranged in three arrays of four antennas each. Two of the arrays will be placed behind stealth screening, and the third array will be mounted to an existing penthouse and painted to match the color of the penthouse façade. A use variance is requested, as wireless communications facilities are not permitted in the OR-B Zone. In addition, a height variance is requested to permit the antenna and equipment screening to extend to seventy feet, which is the same height as the existing rooftop penthouse. (The OR-B Zone has a height limitation of fifty-five feet, and the roof of the building is already at a height of fifty-nine feet.)

Adoption of Minutes:

January 14, 2016 Reorganization and Conference Meeting

January 14, 2016 Executive Session

Adjournment:

Connie Valenti, Secretary